173.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,800 / 809,800
					USE VALUE:	809,800 / 809,800
					ASSESSED:	809,800 / 809,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOMMERFELD GRETCHEN
Owner 2:	
Owner 3:	
Street 1:	13 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,665 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 2202 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7665.000	351,100	3,700	455,000	809,800
Total Card	0.176	351,100	3,700	455,000	809,800
Total Parcel	0.176	351,100	3,700	455,000	809,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.76 | /Parcel: 367.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115271
GIS Ref
GIS Ref
Insp Date 06/19/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,100	3700	7,665.	455,000	809,800	809,800	Year End Roll	12/18/2019
2019	101	FV	276,800	3700	7,665.	455,000	735,500	735,500	Year End Roll	1/3/2019
2018	101	FV	276,800	3700	7,665.	403,000	683,500	683,500	Year End Roll	12/20/2017
2017	101	FV	276,800	3700	7,665.	338,000	618,500	618,500	Year End Roll	1/3/2017
2016	101	FV	276,800	3700	7,665.	338,000	618,500	618,500	Year End	1/4/2016
2015	101	FV	262,200	3700	7,665.	292,500	558,400	558,400	Year End Roll	12/11/2014
2014	101	FV	262,200	3700	7,665.	282,700	548,600	548,600	Year End Roll	12/16/2013
2013	101	FV	262,200	3700	7,665.	269,100	535,000	535,000		12/13/2012

!13449!

PRINT

Date	Time
12/11/20	03:24:10

LAST REV

Date	Time
07/09/18	12:21:38
mmcmakin	
13449	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOGHT FRANCIS	26456-155		6/28/1996		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7665		Sq. Ft.	Site		0	70.	0.85	8									454,968						455,000	

Total AC/HA:	0.17596	Total SF/SM:	7665	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	454,968	Spl Credit		Total:	455,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12683916
Const Adj.:	0.99989998
Adj $ / SQ:	146.474
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508816
Depreciation:	157733
Depreciated Total:	351083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

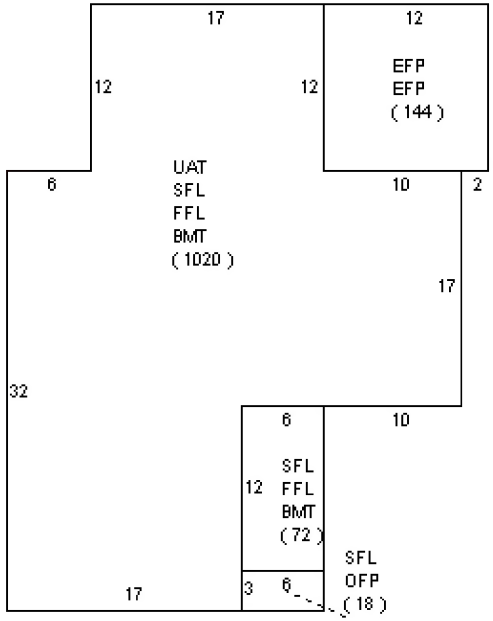
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,110	146.470	162,587
BMT	Basement	1,092	43.940	47,985
FFL	First Floor	1,092	146.470	159,950
EFP	Enclos Porch	288	36.670	10,562
UAT	Upper Attic	255	58.590	14,940
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,855	Total:	396,816
Size Ad	2202	Gross Are	4620	FinArea	2202
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

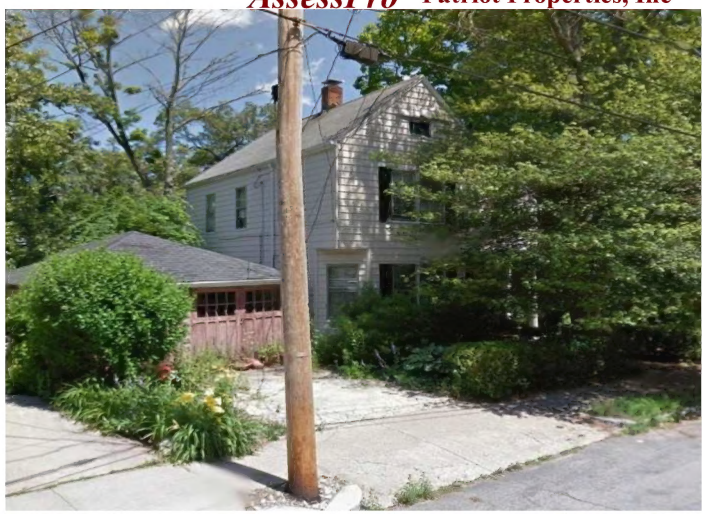
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.47
Special Features:	0	Val/Su Net:	91.08
Final Total:	351100	Val/Su SzAd	159.45

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1915	19.42	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700